

FOR LEASE

Office Space in Downtown Spartanburg, SC



174 E. Main Street | Spartanburg, SC 29306

HIGHLIGHTS

- \$17.50 PSF FSG
- Full Service Rate; All Services Except Janitorial
- ADA Accessible ±300 SF Office with large storage closet available on main level (\$500 / month)
- Up to ±4,709 SF available on lower level
- Public Parking
- Signage Available



AUG SMITH
ON MAIN

Steve Wunder | 864 398 4444

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI Earle Furman

1 Real Estate Way
Spartanburg, SC
www.naiearlefurman.com

FOR LEASE

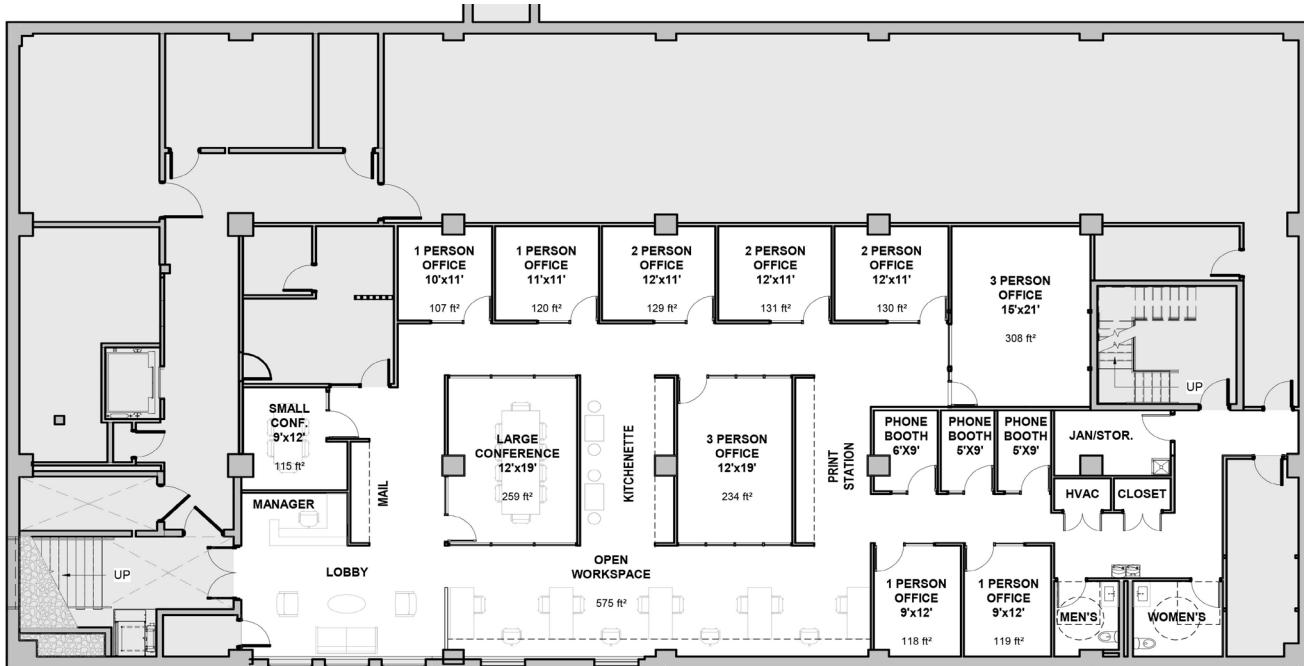
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Located on E Main Street in the **heart of downtown Spartanburg**, Aug Smith on Main provides an opportunity to be a part of an exciting urban place. With many local residents having memories of shopping at the historic Aug Smith Department Store, it has served as an **icon of downtown** retail and commercial space since its construction in the late 1920's.

The building offers residential apartments, street level retail and office space on Main Street, and flexible office space on Dunbar Street. Located at the corner of Dunbar & Liberty Street and surrounded by many retailers, restaurants, gyms, colleges and corporate headquarters, the building is in a **highly urban and walkable environment**. Convenient parking and highly flexible, this office space can accommodate a variety of tenants.

CONCEPTUAL OFFICE LAYOUT



UP TO $\pm 4,709$ SF AVAILABLE | LOWER LEVEL

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Spartanburg MSA ranks #15 on the ranking of **Best-Performing Cities 2020** by the Milken Institute



±123,132

Total Daytime Population

5-Mile Radius



37.5

Median Age

5-Mile Radius



\$63,512

Avg Household Income

5-Mile Radius

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CONCEPTUAL RENDERING OF LOWER LEVEL

UNIQUE FLEXIBLE OFFICE SPACE
IN THE **HEART OF DOWNTOWN**
SPARTANBURG, SC



BE AT THE **CENTER**
OF EVERYTHING
DOWNTOWN

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For More Information:

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